

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5839/2023

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

**THURSDAY, JUNE 05, 2025**  
**AT 10:30 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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## LONG DESCRIPTION

By virtue of writ of execution issued by plaintiff: Lakeview Loan Servicing, LLC

To case number 202305839

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN KINGSTON BOROUGH, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON PRINGLE STREET, BEING THE COMMON CORNER OF LOTS NO. 11 AND 12;

THENCE ALONG SAID PRINGLE STREET, NORTH THIRTY-FOUR (34) DEGREES THIRTY (30) MINUTES WEST, THIRTY-FIVE (35) FEET TO LINE OF LOT NO. 13;

THENCE ALONG THE LINE OF LOT NO. 13, SOUTH FIFTY-FIVE (55) DEGREES THIRTY-ONE (31) MINUTES WEST, ONE HUNDRED (100) FEET TO THE COMMON CORNER OF LOTS NO. 12, 13, 32 AND 34;

THENCE ALONG THE LINE OF LOT NO. 34, SOUTH THIRTY-FOUR (34) DEGREES THIRTY (30) MINUTES EAST, THIRTY-FIVE (35) FEET TO THE COMMON COMER OF LOTS NO. 35 AND 34, 11 AND 12;

THENCE ALONG THE LINE OF LOT NO. 11, NORTH FIFTY-FIVE (55) DEGREES THIRTY (30) MINUTES EAST, ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 12, ON PLOT OF LOTS OF F.J. KRYCH AND JOSEPH F. GILLIS RECORDED IN LUZERNE COUNTY IN MAP BOOK NO. 2, PAGE 64.

Title to said premises is vested in Stefano Cinquemani by deed from JARROD R. STARCHER dated July 11, 2019 and recorded July 11, 2019 in Deed Book 3019, Page 119739 Instrument Number 201937465.

Property being known as: 224-226 Pringle Street, Kingston, Pennsylvania 18704

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Stefano Cinquemani

PROPERTY ADDRESS: 224-226 PRINGLE ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE1 -033-008-000

Seized and taken into execution to be sold as the property of STEFANO CINQUEMANI in suit of LAKEVIEW LOAN SERVICING, LLC.

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**Attorney for the Plaintiff:**  
MCCABE WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania